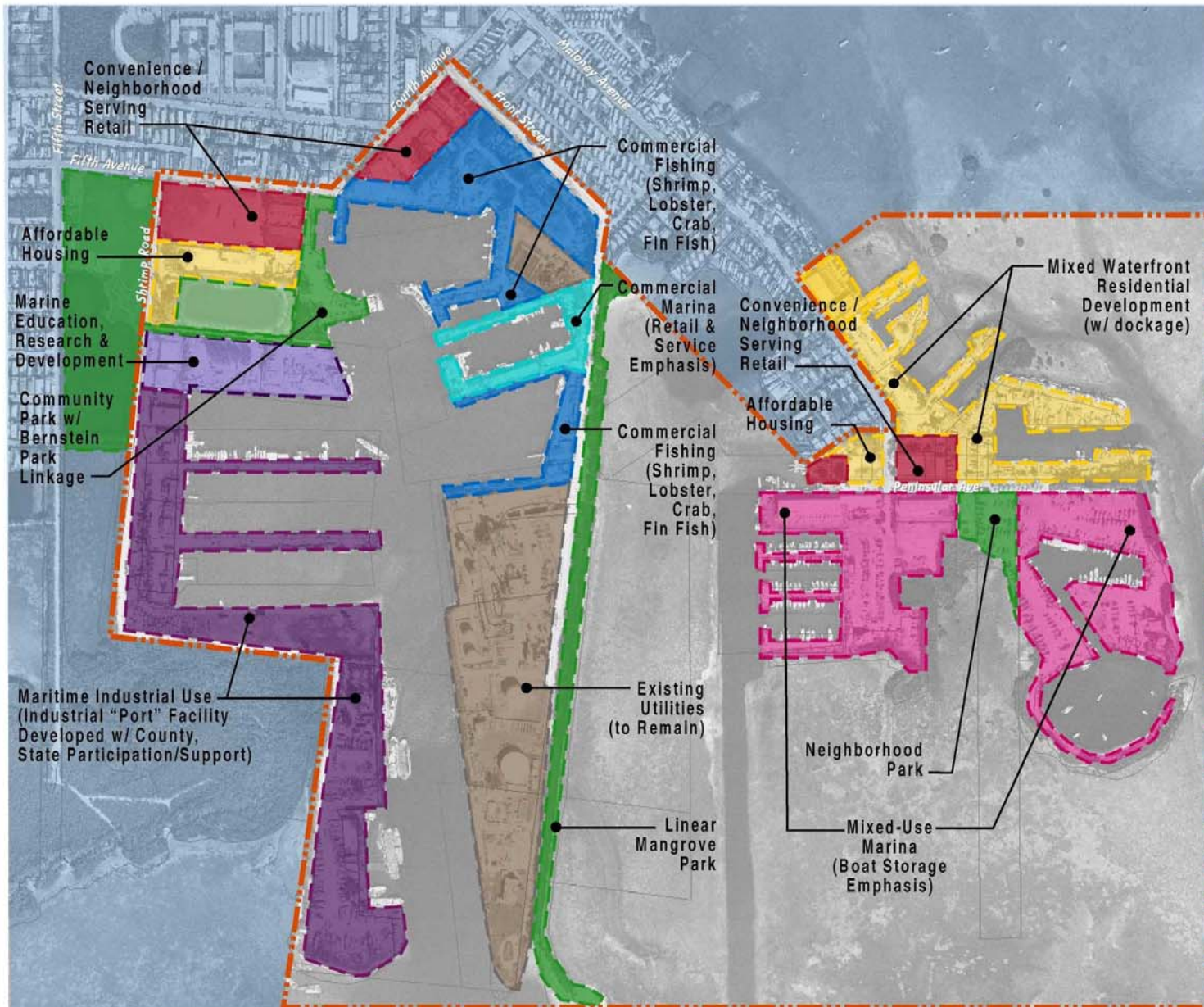


Alternative C-1: Balanced Mix of Uses (Working Waterfront)

Overview

- Safe Harbor: retained as the center of the “working waterfront,” including commercial fishing and maritime industries, with uses supported by existing deep-water access.
- Commercial fishing and industrial activities consolidate their general current physical arrangement.
- Peninsular area: mixed-use marina facilities with either boat storage or residential emphasis.

Alternative C-1: Land Use Pattern



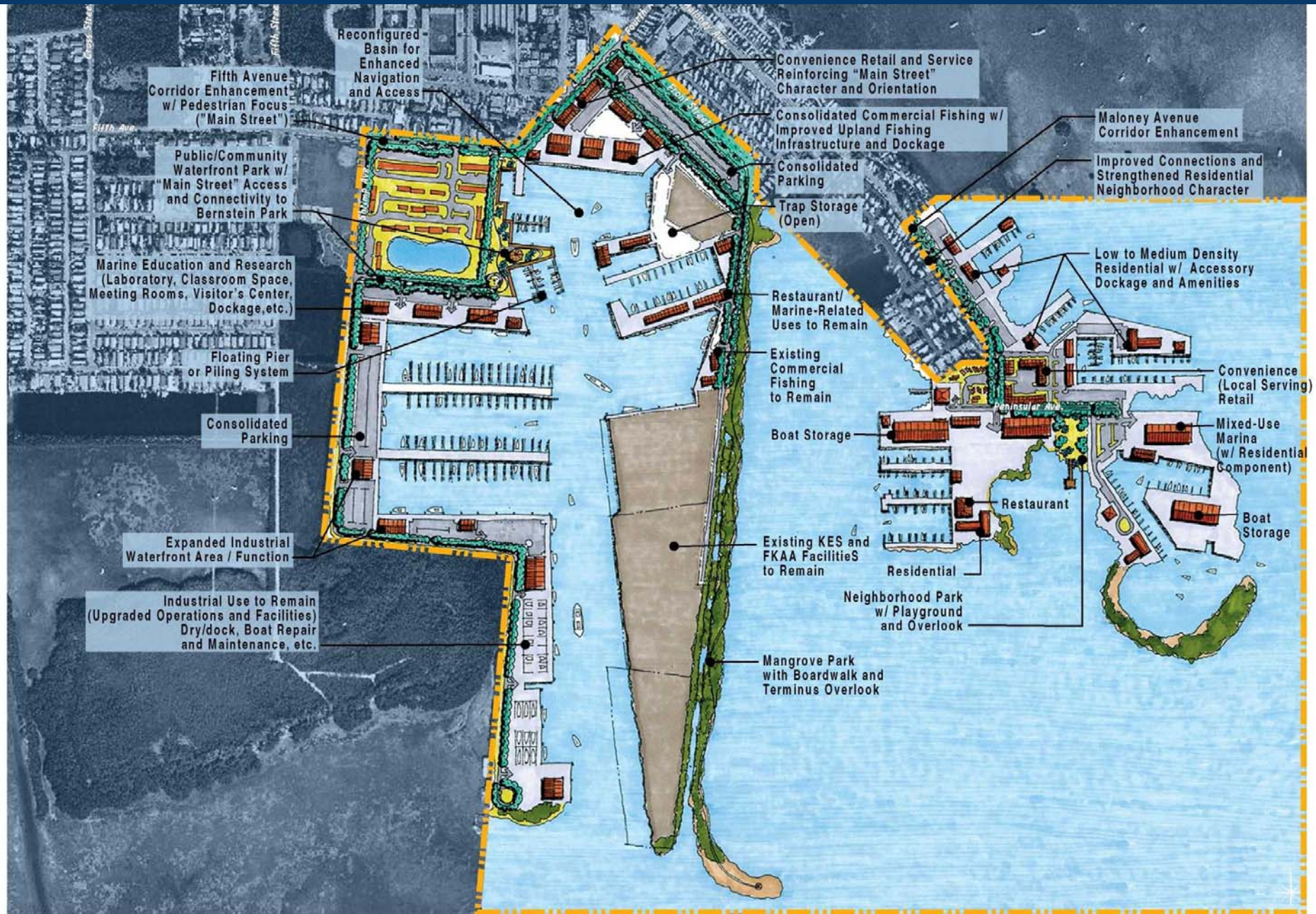
Land Use Legend:

-  Commercial Fishing
-  Maritime Industrial
-  Marine Research / Education
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

Alternative C-1: Land Use Distribution

Concept C-1: Balanced (Mix of Uses) Alternative						
Land Use					Acreage	%
Water-dependent uses						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					2.39	
Mixed-Use Marina					21.28	18.0%
Maritime Industrial (boat repair yard, ship building etc.)					23.94	20.3%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.45	9.7%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
Subtotal					65.00	55.0%
Non water-dependent uses						
Residential					16.43	13.9%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					22.80	19.3%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
Subtotal					53.19	45.0%
Total Acreage of Land Uses					118.19	100.0%

Alternative C-1: Development & Design Concept



Alternative C-1: Balanced Mix of Uses

Implications

- Sensitive to preserving current industrial base, while providing for growth and diversification.
- Balanced in County revenue return, while meeting community objectives (survey).
- Commercial fishing land area is reduced, but given an optimal location.
- Industrial waterfront activity is preserved and expanded.

Implementation

- Strengthens “industrial port” character and importance of Safe Harbor.
- Assumes major public investment in acquisition and development of the waterfront industrial complex.
- Implies some form of “authority” empowered to undertake the development and operation of this industrial complex.